

The City of San Diego  
Redevelopment Agency

ANNUAL REPORT



**Fiscal Year 2007**  
(Issued on December 31, 2007)

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For the Fiscal Year Ended June 30, 2007

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Prepared by  
The City of San Diego, City Planning & Community Investment Department

The City of San Diego  
Redevelopment Agency

Roster of Officials

**BOARD OF DIRECTORS**

Scott Peters  
Member

Kevin Faulconer  
Member

Toni Atkins  
Member

Anthony Young  
Member

Brian Maienschein  
Member

Donna Frye  
Member

Jim Madaffer  
Member

Ben Hueso  
Member

**OFFICIALS**

Jerry Sanders  
Executive Director

William Anderson  
Assistant Executive Director

Janice L. Weinrick  
Deputy Executive Director

Michael Aguirre  
General Counsel

**CITY OF SAN DIEGO REDEVELOPMENT AGENCY  
PROJECT AREAS**

**Legend**

**City of San Diego Redevelopment Agency:  
City Redevelopment Division - 619-533-4233**

|                   |                              |
|-------------------|------------------------------|
| Barrio Logan      | Unda Vista                   |
| City Heights      | Naval Training Center        |
| College Community | North Bay                    |
| College Grove     | North Park                   |
| Crossroads        | San Ysidro                   |
| Grantville        | Barrio Logan Expansion Area* |

**Centre City Development Corporation - 619-235-2200**

|              |
|--------------|
| Centre City  |
| Horton Plaza |

**Southeastern Economic Development Corporation - 619-527-7345**

|                            |
|----------------------------|
| Central Imperial           |
| Gateway Center West        |
| Mount Hope                 |
| Southcrest                 |
| Dells Imperial Study Area* |

\*These areas represent proposed Redevelopment Project Areas.  
They have not been adopted by the City of San Diego  
Redevelopment Agency as Redevelopment Project Areas.

MEXICO

Redevelopment Project Map is reflecting all the project areas as of the issuance of this report.

## INTRODUCTION

The Redevelopment Agency is required to present to its legislative body an annual report within six (6) months of the end of the agency's fiscal year (California Health & Safety Code, Section 33080.1). California Redevelopment Law (CRL) at Health and Safety Code Section 33080.1 requires that the annual report shall contain the following:

1. The independent financial audit report for the previous fiscal year.
2. A fiscal statement for the previous fiscal year that lists the amount of outstanding indebtedness and tax increment revenues generated by the agency and in each project area.
3. Description of the agency's activities in the previous year affecting housing and displacement.
4. Report on the actions and activities to alleviating blight during the previous fiscal year.
5. List the status on all loans made by the Agency that were \$50,000 or more, that were in default, or not in compliance with the terms of the loan during the previous fiscal year.
6. Description of the total number and nature of the properties that the agency owns and the properties acquired in the previous fiscal year.
7. Any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.

## REDEVELOPMENT AGENCY OVERVIEW

The California Community Redevelopment Act was enacted in 1945. The Community Redevelopment Act gave cities and counties the authority to establish redevelopment agencies, gave these agencies the authority to address problems of urban decay, and enabled the agencies to apply for grants and loans from the federal government.

In 1951, the Community Redevelopment Act was codified and renamed the Community Redevelopment Law (Health and Safety Code § 33000 et seq.). The City Council of the City of San Diego established the Redevelopment Agency of the City of San Diego in 1958. Although City Council members serve as the Board of Directors of the Redevelopment Agency, the Agency is a separate, legally constituted body which operates under the authority granted by redevelopment law.

### Agency Organization

The City Council is the Board of Directors of the Redevelopment Agency. Project implementation and administration for the Agency are provided by three separate and distinct organizations:

- Centre City Development Corporation (CCDC)
- Redevelopment Division (The Redevelopment Division of the City of San Diego, City Planning & Community Investment Department)
- Southeastern Economic Development Corporation (SEDC)

Both CCDC and SEDC are public non-profit organizations established by the City Council, with the City of San Diego as the sole member of each corporation.

**Centre City Development Corporation (CCDC)**

In 1975, the City Council established the Centre City Development Corporation as a non-profit public corporation to implement redevelopment projects in the downtown area. The Corporation is governed by a seven-member Board of Directors appointed by the City Council. CCDC administers the Centre City and Horton Plaza project areas.

**Redevelopment Division**

In 1958, the City Council established the Redevelopment Agency to implement redevelopment projects within the City of San Diego. The Redevelopment Division of the City Planning & Community Investment Department performs general administration for the Redevelopment Agency, coordinates budget and reporting requirements, and maintains the Agency's meeting docket and official records. During Fiscal Year 2007, the Redevelopment Division administered the following eleven (11) project areas:

- Barrio Logan
- City Heights
- College Community
- College Grove
- Crossroads
- Grantville
- Linda Vista
- Naval Training Center
- North Bay
- North Park
- San Ysidro

**Southeastern Economic Development Corporation (SEDC)**

In 1980, the City Council established the Southeastern Economic Development Corporation as a non-profit public corporation to implement redevelopment projects in Southeastern San Diego. The Corporation is governed by a nine-member Board of Directors appointed by the City Council. SEDC administers the Central Imperial, Gateway Center West, Mount Hope, and Southcrest project areas.

**Contact Information****Centre City Development Corporation**

225 Broadway, Suite 1100

San Diego, CA 92101

(619) 235-2200

Website: [www.ccdc.com](http://www.ccdc.com)

**City of San Diego, City Planning & Community Investment - Redevelopment Agency**

1200 Third Avenue, 14<sup>th</sup> Floor

San Diego, CA 92101

(619) 236-6700

Website: [www.sandiego.gov/redevelopment-agency/](http://www.sandiego.gov/redevelopment-agency/)

**Southeastern Economic Development Corporation**

4393 Imperial Avenue, Suite 200

San Diego, CA 92113

(619) 527-7345

Website: [www.sedcinc.com](http://www.sedcinc.com)

## **REPORTS SUBMITTED TO THE STATE OF CALIFORNIA**

Much of the content required by California Redevelopment Law for this report is also submitted to the State of California on an annual basis. These filings are listed and described below.

### **California State Controller's Report**

The Agency is required to file the Annual Report of Financial Transactions with the State Controller's Office (SCO) within six (6) months of the end of the fiscal year. The Annual Report of Financial Transactions was not filed as of the issuance of this report.

### **California Department of Housing and Community Development Report**

The Agency is required to file the Annual Housing Activity Report with the California Department of Housing and Community Development (HCD) within six (6) months of the end of the fiscal year (refer to Attachment 1). The audited financial statements were not available at the time; the Housing and Community Development Report was filed electronically utilizing unaudited financial information. Attachment 1 represents the information submitted electronically to the State.

**FINANCIAL OVERVIEW**

The Financial Overview is a summary of actual fiscal activities for the Agency as a whole.

*Statement of Indebtedness*

The following table complies with Section 33080.5(a), which requires the amount of outstanding indebtedness generated by the agency in each project area.

**CITY OF SAN DIEGO  
REDEVELOPMENT AGENCY  
STATEMENT OF INDEBTEDNESS (SOI)  
FISCAL YEAR 2007  
(UNAUDITED)**

| <b>ORGANIZATION</b>    | <b>PROJECT AREA</b>   | <b>SOI AMOUNT</b>     |
|------------------------|-----------------------|-----------------------|
| CCDC                   | Centre City           | \$ 472,881,565        |
| CCDC                   | Horton Plaza          | 24,314,280            |
| Redevelopment Division | Barrio Logan          | 24,689,396            |
| Redevelopment Division | City Heights          | 29,817,937            |
| Redevelopment Division | College Community     | 5,109,267             |
| Redevelopment Division | College Grove         | 2,160,683             |
| Redevelopment Division | Crossroads            | 5,470,149             |
| Redevelopment Division | Grantville            | 1,591,198             |
| Redevelopment Division | Linda Vista           | 5,814,637             |
| Redevelopment Division | Naval Training Center | 20,682,206            |
| Redevelopment Division | North Bay             | 10,055,627            |
| Redevelopment Division | North Park            | 24,439,063            |
| Redevelopment Division | San Ysidro            | 3,772,799             |
| SEDC                   | Central Imperial      | 32,365,053            |
| SEDC                   | Gateway Center West   | 19,505,963            |
| SEDC                   | Southerest            | 20,839,009            |
| SEDC                   | Mount Hope            | 9,406,957             |
| <b>TOTAL:</b>          |                       | <b>\$ 712,915,789</b> |

*Tax Increment Property Tax Revenues*

The following table complies with Section 33080.5(b), which requires the amount of tax increment property tax revenues generated by the agency in each project area.

**CITY OF SAN DIEGO  
REDEVELOPMENT AGENCY  
TAX INCREMENT PROPERTY TAX REVENUE  
FISCAL YEAR 2007  
(UNAUDITED)**

| ORGANIZATION           | PROJECT AREA          | TAX INCREMENT            |
|------------------------|-----------------------|--------------------------|
| CCDC                   | Centre City           | \$ 95,537,427.28         |
| CCDC                   | Horton Plaza          | 8,533,334.22             |
| Redevelopment Division | Barrio Logan          | 533,132.19               |
| Redevelopment Division | City Heights          | 12,730,653.32            |
| Redevelopment Division | College Community     | 729,532.50               |
| Redevelopment Division | College Grove         | 673,421.14               |
| Redevelopment Division | Crossroads            | 3,785,700.70             |
| Redevelopment Division | Grantville            | 447,270.49               |
| Redevelopment Division | Linda Vista           | 89,101.60                |
| Redevelopment Division | Naval Training Center | 4,120,244.80             |
| Redevelopment Division | North Bay             | 7,251,849.62             |
| Redevelopment Division | North Park            | 5,887,348.44             |
| Redevelopment Division | San Ysidro            | 3,841,278.89             |
| SEDC                   | Central Imperial      | 2,123,286.02             |
| SEDC                   | Gateway Center West   | 278,806.13               |
| SEDC                   | Southcrest            | 2,026,396.72             |
| SEDC                   | Mount Hope            | 1,445,348.55             |
| <b>TOTAL:</b>          |                       | <b>\$ 150,034,132.61</b> |

*Payment to Taxing Agencies*

The following table complies with Section 33080.5(c) and 33080.5(e), and summarizes the amount of tax increment revenues paid to taxing agencies.

**CITY OF SAN DIEGO  
REDEVELOPMENT AGENCY  
TAXING AGENCY PAYMENTS  
FISCAL YEAR 2007  
(UNAUDITED)**

**TAXING AGENCY PAYMENTS - SCHOOL/COMMUNITY COLLEGE DISTRICTS:**

|                                |              |
|--------------------------------|--------------|
| San Diego Community College    | \$ 2,219,140 |
| San Diego Unified Schools      | 6,232,993    |
| San Ysidro School District     | 215,463      |
| County Office of Education     | 433,092      |
| Southwestern Comm College Dist | 29,648       |
| Sweetwater Union High School   | 110,034      |

**TOTAL TAXING AGENCY PAYMENTS -  
SCHOOL/COMMUNITY COLLEGE DISTRICTS: \$ 9,240,370**

**TAXING AGENCY PAYMENTS - OTHER:**

|                            |              |
|----------------------------|--------------|
| City of San Diego          | \$ 1,738,365 |
| County of San Diego        | 8,223,214    |
| County Water Authority     | 11,997       |
| MWD D/S Remainder of SDCWA | 19,595       |

**TOTAL TAXING AGENCY PAYMENTS - OTHER: \$ 9,993,171**

**TOTAL: \$ 19,233,541**

*Defaulted or Non-Compliant Loans of \$50,000 or greater*

California Redevelopment Law under Section 33080.1(e) requires that the Annual Report include "a list of, and status report on, all loans made by the redevelopment agency that are fifty thousand dollars (\$50,000) or more, that in the previous fiscal years were in default, or not in compliance with the terms of the loan approved by the redevelopment agency." There were no agency loans made in the previous year that are in default or not in compliance with the loan conditions.

*Property Report*

California Redevelopment Law under Section 33080.1(f) requires that the Annual Report include a description of the total number and nature of the properties that the Agency owns. The properties owned by the Agency during Fiscal Year 2007 are listed in Attachment 2.

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” A description of the actions that were taken to alleviate blight is listed in the *Project Area Information* section.

## LOW AND MODERATE INCOME HOUSING FUND

In 1976, the legislature imposed what is commonly referred to as the “20 Percent Set-Aside,” which requires twenty (20) percent of tax increment generated from the project area to be used by the agency to increase, improve, and preserve the supply of affordable housing for persons and families of low- and moderate-income (refer to Section 33334.2). These funds are restricted to affordable housing related expenses.

The following table is a summary of the Agency’s assisted dwelling units from the California Department of Housing and Community Development Report (refer to Attachment 1):

| Fiscal Year 2007 – Cumulative Agency-Assisted Dwelling Units |            |           |            |            |
|--|------------|-----------|------------|------------|
|  | Very Low*  | Low*      | Moderate*  | Total      |
| Constructed  | 266**      | 29        | 107        | 402        |
| First Time Home Buyers                                       | 3          | 15        | 2          | 20         |
| <b>TOTAL:</b>  | <b>269</b> | <b>44</b> | <b>109</b> | <b>422</b> |

\* Very Low: Families with less than 50% Average Median Income (AMI). Low: Families between 51% - 80% AMI. Moderate: Families between 81% - 120% AMI.

\*\* 94 of the 266 Agency-Assisted Dwelling Units are restricted for the elderly.

## **PROJECT AREA INFORMATION**

All seventeen project areas are listed in name order on the following pages.

**Barrio Logan Project Area***Redevelopment Division*

## General Information:

|                          |           |                               |           |
|--------------------------|-----------|-------------------------------|-----------|
| PROJECT AREASIZE (ACRES) | 133       | REDEVELOPMENT PLAN TIME LIMIT | 5/20/2032 |
| COUNCIL DISTRICT         | 8         | INCURRING DEBT FINAL DATE     | 5/20/2011 |
| PLAN ADOPTION DATE       | 5/20/1991 | EMINENT DOMAIN TIME LIMIT     | 5/20/2015 |
| PLAN AMENDMENT DATE      | 7/10/2007 | REPAYMENT OF DEBT (YEAR)      | 5/20/2042 |

**BLIGHT ALLEVIATION REPORT**

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Increased affordable housing opportunities for low-income households, developing underutilized parcels into a higher and better use, and creating new and temporary employment opportunities:
  - Entered into a Disposition and Development Agreement (DDA) with La Entrada Housing Investors for the development of the La Entrada Family Apartments, which shall consist of eighty-five (85) affordable rental units on approximately 1.6 acres located on the 1700 block of Logan Avenue. The residential units shall be made available for households earning 30% to 60% of the area median income.
  - Continued negotiations under an Exclusive Negotiating Agreement (ENA) with the AMCAL Multi-Housing, Inc. for the development of the Los Vientos Project, which will consist of eighty-nine (89) affordable rental units on approximately one (1) acre site located on the 1600 block of National Avenue. The residential units shall be made available for households earning 30% to 60% of the area median income.
  - Disbursed funds for the construction of the Gateway Family Apartments Project, which shall consist of forty-two (42) residential units available for households earning 30% to 60% of the area median income.
- Continued negotiations with the San Diego Community College District regarding the expansion of the Cesar Chavez Continuing Education Center facilities to provide enhanced educational opportunities for the residents within the project area.

**JOBS INFORMATION**

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 0
- Jobs Lost: 0

**Central Imperial Project Area***Southeastern Economic Development Corporation*

## General Information:

## Central Imperial

|                           |           |                               |           |
|---------------------------|-----------|-------------------------------|-----------|
| PROJECT AREA SIZE (ACRES) | 580       | REDEVELOPMENT PLAN TIME LIMIT | 9/14/2032 |
| COUNCIL DISTRICT          | 4         | INCURRING DEBT FINAL DATE     | 9/14/2012 |
| PLAN ADOPTION DATE        | 9/14/1992 | EMINENT DOMAIN TIME LIMIT     | 11/3/2015 |
| PLAN AMENDMENT DATE       | 11/3/2003 | REPAYMENT OF DEBT (YEAR)      | 9/14/2042 |

## Central Imperial - 2

|                         |            |                           |            |
|-------------------------|------------|---------------------------|------------|
| COUNCIL DISTRICT        | 4          | INCURRING DEBT FINAL DATE | 9/14/2012  |
| PLAN ADOPTION DATE      | 12/10/1996 | EMINENT DOMAIN TIME LIMIT | 11/3/2015  |
| PLAN AMENDMENT DATE     | 11/3/2003  | REPAYMENT OF DEBT (YEAR)  | 12/10/2041 |
| REDEVELOPMENT PLAN TIME | 12/10/2026 |                           |            |

## Central Imperial - 3

|                         |            |                           |            |
|-------------------------|------------|---------------------------|------------|
| COUNCIL DISTRICT        | 4          | INCURRING DEBT FINAL DATE | 10/24/2020 |
| PLAN ADOPTION DATE      | 10/24/2000 | EMINENT DOMAIN TIME LIMIT | 11/3/2015  |
| PLAN AMENDMENT DATE     | 11/3/2003  | REPAYMENT OF DEBT (YEAR)  | 10/24/2045 |
| REDEVELOPMENT PLAN TIME | 11/3/2003  |                           |            |

**BLIGHT ALLEVIATION REPORT**

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Community enhancement activities:
  - Began construction for the 8,000 square foot Navy Federal Credit Union in the Imperial Marketplace Retail Center, anchored by Home Depot and other tenants.
  - Secured the second developer tasked with developing Lots 2-7 of the Valencia Business Park, which is centrally located and close to public transportation (bus/trolley).
  - Began construction for two (2) buildings that will total 30,000 square feet located northwest of the Valencia Business Park on Market Street and 54<sup>th</sup> Street. Property is being developed by Har-Bro Construction to offer additional employment opportunities for local residents.
  - Approved two (2) Exclusive Negotiating Agreements for residential mixed-use developments along Imperial Avenue, and continue negotiations with other developers and property owners as part of the implementation of the Imperial Avenue Corridor Master Plan.
  - Approved an Owner Participation Agreement with Lincoln Park Paseo LLC, and the Exclusive Negotiating Agreement with Imperial Partners LLC for the development of various properties along Imperial Avenue.
- Planning and other related activities:

- The SEDC Board of Directors has reviewed and approved agreements that will begin the implementation of the Imperial Avenue Corridor Master Plan (Master Plan). The Master Plan extends along Imperial Avenue from 47th Street and Euclid Avenue and 61<sup>st</sup> Street through 69th Street.
- Public improvement activities:
  - Completed extensive infrastructure improvements necessary to make a forty (40) acre site ready for development.

## JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 108
- Jobs Lost: 23

## Centre City Project Area

### *Centre City Development Corporation*

#### General Information:

##### Centre City - Merged Project Area Information

|                          |       |                           |           |
|--------------------------|-------|---------------------------|-----------|
| PROJECT AREASIZE (ACRES) | 1,398 | EMINENT DOMAIN TIME LIMIT | 5/11/2006 |
| COUNCIL DISTRICT         | 2     |                           |           |

##### Columbia - Sub Area

|                     |            |                          |            |
|---------------------|------------|--------------------------|------------|
| PLAN ADOPTION DATE  | 12/29/1976 | REPAYMENT OF DEBT (YEAR) | 12/29/2027 |
| PLAN AMENDMENT DATE | 4/7/2006   |                          |            |

##### Marina - Sub Area

|                     |            |                          |            |
|---------------------|------------|--------------------------|------------|
| PLAN ADOPTION DATE  | 12/29/1976 | REPAYMENT OF DEBT (YEAR) | 12/29/2027 |
| PLAN AMENDMENT DATE | 4/7/2006   |                          |            |

##### Gaslamp - Sub Area

|                     |           |                          |           |
|---------------------|-----------|--------------------------|-----------|
| PLAN ADOPTION DATE  | 7/26/1982 | REPAYMENT OF DEBT (YEAR) | 7/26/2033 |
| PLAN AMENDMENT DATE | 4/7/2006  |                          |           |

##### Expansion - Sub Area

|                     |           |                          |           |
|---------------------|-----------|--------------------------|-----------|
| PLAN ADOPTION DATE  | 5/11/1992 | REPAYMENT OF DEBT (YEAR) | 5/11/2043 |
| PLAN AMENDMENT DATE | 4/7/2006  |                          |           |

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Affordable housing and other housing activities:
  - Completed thirteen (13) residential projects containing 2,097 residential units and 232,000 square feet of commercial space developed in conjunction with the project.
  - Completed seven (7) projects containing 1,246 units located in the East Village District of the project area in close proximity to the newly developed Ballpark.
    - One (1) project with 74 affordable units utilized \$7.3 million of Low and Moderate Income Housing funds. Two (2) projects were completed in the Cortez District containing 245 units, while the Gaslamp, Little Italy, Columbia and Core Districts each had one (1) project completed, with a total of 578 units.
  - Completed forty-six (46) affordable units outside the project area with the assistance of the Centre City Low and Moderate Income Housing funds.
  - Entered into a Disposition and Development Agreement and began construction of a 275 unit affordable housing development in the East Village District of the Centre City project area. A total of 273 units will be restricted to provide affordable rents to low- and very low-income persons at or below 40%, 50% and

60% of area-median income. The Agency's contribution totals \$16.5 million of Low and Moderate Income Housing funds.

- Entered into an Owner Participation Agreement securing long-term affordability covenants on 50 units of an SRO with a \$1.6 million contribution for the rehabilitation of the historic hotel located in the Core District of downtown San Diego.
- Community enhancement activities:
  - Completed a total of 548,000 square feet of commercial space.
    - The Diamond View Tower, a 325,000 square foot development located in the Ballpark District, consisted of 250,000 square feet of office space and 75,000 square feet of retail space.
    - The remaining 223,000 square feet consists of 16,000 square feet of museum commercial space, 42,000 square feet of commercial space located at a former produce building site, and 65,000 square feet represents the rehabilitation of two (2) hotels creating 247 hotel rooms.
  - Entered into a negotiation agreement for the development of a 55,000 square foot block owned by the Agency. The project is anticipated to contain a mixed use development consisting of residential, (affordable and market rentals, and condominiums) hotel, retail, cultural facility and a public parking facility.
- Public improvement activities:
  - Several multi-year projects are underway including land acquisition, design, and construction for the development of eight new urban parks to create the needed open space for the planned and anticipated growth in the downtown urban core.
    - Construction of a park is underway on a site leased from Cal Trans which will provide a buffer between the residential neighborhood and the freeway.
    - A park is in the design phase, located in East Village, which will contain approximately 56,000 square feet and is anticipated to be built in conjunction with a residential development.
    - Land acquisition is in process for the development of a third park, also to be located in the East Village.
  - Acquired a 19,000 square foot site to develop a new fire station to service the growth in downtown.
  - Initiated the preliminary planning process for another fire station on a site previously acquired by the Agency.
  - Selected an architectural and planning firm to create a master plan to eliminate blight and revitalize the sixteen (16) block "C" Street corridor. The "C" Street corridor is one of the most important transportation links in downtown, hosting vehicles, pedestrians and the trolley. The corridor area is blighted with asphalt heaving up between the rail tracks, boarded up adjacent retail, and inconsistent vehicle traffic flow.
  - On behalf of the City of San Diego, CCDC conducted design review, public workshops and public hearings related to a development (Navy Broadway Complex) that the United States Navy entered into with a developer which is located on a site owned by the Navy within the Centre City project area. The development may contain 1.6 million square feet of office space, 1.2 million

square feet of hotel space, 25,000 square feet of retail space, and 55,000 square feet of public attractions. In addition, a 1.9 acre public park is included that will be developed by the Agency.

- Continued the design of the North Embarcadero Vision Plan ("NEVP") with the approval of the schematic design, the re-establishment of a Joint Powers Authority between the Agency, the San Diego Unified Port District and the City of San Diego.
  - Selected a consultant for the construction documentation for Phase I of the multi-year project. The NEVP will transform downtown San Diego's northern waterfront into a green esplanade with open and covered walkways, plaza spaces and art/memorial areas.
- Completed streetscape rehabilitation in the historic Gaslamp area of the Centre City project, which included new street lights, trees, and sidewalk renovation to comply with ADA requirements.
- Planning is underway for the establishment of a Quiet Zone to provide a quieter, safer and efficient transportation system by minimizing conflicts among pedestrians, vehicles and trains at thirteen (13) railroad crossings in the downtown area. The crossings will be enhanced with additional gates and public improvements to facilitate the safety of the crossings while allowing the trains not to blow their horns in the late evenings and early mornings, unless absolutely necessary, providing the quiet necessary for the downtown's ever growing population.

## JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. . The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 4,800 (Construction Jobs)
- Jobs Lost: 0

## City Heights Project Area

### *Redevelopment Division*

#### General Information:

|                           |           |                               |            |
|---------------------------|-----------|-------------------------------|------------|
| PROJECT AREA SIZE (ACRES) | 1,984     | REDEVELOPMENT PLAN TIME LIMIT | 5/11/2033  |
| COUNCIL DISTRICT          | 3, 4, 7   | INCURRING DEBT FINAL DATE     | 5/11/2012  |
| PLAN ADOPTION DATE        | 5/11/1992 | EMINENT DOMAIN TIME LIMIT     | 11/14/2012 |
| PLAN AMENDMENT DATE       | 4/16/1996 | REPAYMENT OF DEBT (YEAR)      | 5/11/2043  |

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Affordable housing activities:
  - Closed twenty-six (26) “Home in the Heights” first-time homebuyer loans in City Heights for a total of \$480,000. “Home in the Heights” applicants must be low- and moderate-income residents of City Heights.
- Community enhancement activities:
  - Secured a contractor, entered into a Cooperation Agreement with the owners of the building, and entered into an architectural contract for the Euclid Tower Restoration Project. Total project cost is estimated to be \$225,000 for the restoration of the tower on the building.
- Residential rehabilitation activities:
  - Completed twenty-six (26) rehabilitation projects through the Rehabilitation Loan Program funded with City Heights redevelopment funds. Twenty-five (25) home repair loans and twenty-six (26) exterior enhancement loans. Ten (10) loans were made to very-low income homeowners, nine (9) to low-income and seven (7) to moderate-income residents.
- Public improvement activities:
  - Allocated up to \$100,000 to San Diego Unified School District for the purpose of constructing traffic calming public improvements at the Mary Lanyon Fay Elementary School to serve the safety needs of the students, faculty, and general public by reducing traffic speeds at the intersection of 52<sup>nd</sup> Street and Otlie Place.
  - Entered into a Rehabilitation Assistance Agreement with Able-Disabled Advocacy to contribute up to \$30,000 toward the rehabilitation of two sites in City Heights for accessibility for persons with disabilities. The program also allows for on the job training of disadvantaged youth in construction and project management.
  - Contributed a total of \$315,000 to the Mid-City Transit Gateways Project. Funds were used for the enhanced freeway bridge decks over Interstate 15 at El Cajon Boulevard and University Avenue with transit shelters, pedestrian amenities, and community identification signage.

- Entered into an Exclusive Negotiation Agreement with City Heights Paseo LLC. for the development of a mixed-use project in the City Heights Redevelopment Project Area.
- Purchased a commercial building at 4108-4122 University Avenue for the purpose of redeveloping the site in conjunction with the adjacent vacant lot.
- Public safety activities:
  - Contributed \$70,000 in City Heights Project Area tax increment towards a wireless video surveillance system for use by the San Diego Police Department. Surveillance cameras allow officers to consistently monitor and address illegal activity on El Cajon Boulevard and University Avenue. The video is to be monitored by police personnel at the Mid-City Police Station. The cameras can be remotely manipulated by the officers, allowing for 340-degree motion, zoom and zero perceptible latency (real-time information).

## JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. . The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 0
- Jobs Lost: 0

## College Community Project Area

### *Redevelopment Division*

#### General Information:

|                           |            |                               |            |
|---------------------------|------------|-------------------------------|------------|
| PROJECT AREA SIZE (ACRES) | 131        | REDEVELOPMENT PLAN TIME LIMIT | 11/30/2034 |
| COUNCIL DISTRICT          | 7          | INCURRING DEBT FINAL DATE     | 11/29/2013 |
| PLAN ADOPTION DATE        | 11/30/1993 | EMINENT DOMAIN TIME LIMIT     | 6/27/2018  |
| PLAN AMENDMENT DATE       | 6/27/2006  | REPAYMENT OF DEBT (YEAR)      | 11/30/2044 |

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Affordable housing activities:
  - Worked in collaboration with staff from the City Attorney’s Office, Development Services, Planning Departments, and Project Area Committee (PAC) members to develop standards for convertibility of new multi-family housing developments and fraternity/sorority housing within the project area.
  - Provided technical assistance to developers for projects within the project area for the Plaza Lindo Paseo, Wesley Mixed-Use Student Housing and Campus Ministry, and the 55<sup>th</sup> Street Student Housing projects.
- Planning and other related activities:
  - Participated in the San Diego State University (SDSU) Master Plan amendment process and associated environmental review process. Reviewed draft Environmental Impact Report (EIR) and formulated response comment letter in collaboration with other stakeholders.
  - Agency has continued to participate in negotiations with SDSU related to the proposed Disposition and Development Agreement (DDA) for the Paseo mixed-use project.
  - Agency staff has met with various developers to provide input and support in relationship to projects in early conceptual stages.

## JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within the body of this report. . The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 0
- Jobs Lost: 0

**College Grove Project Area***Redevelopment Division*

## General Information:

|                           |          |                               |           |                   |
|---------------------------|----------|-------------------------------|-----------|-------------------|
| PROJECT AREA SIZE (ACRES) | 167      | REDEVELOPMENT PLAN TIME LIMIT | 5/19/2027 | BLI<br>GHT<br>ALL |
| COUNCIL DISTRICT          | 4, 7     | INCURRING DEBT FINAL DATE     | 5/19/2027 |                   |
| PLAN ADOPTION DATE        | 5/6/1986 | EMINENT DOMAIN TIME LIMIT     | 5/6/1998  |                   |
| PLAN AMENDMENT DATE       | 6/7/2006 | REPAYMENT OF DEBT (YEAR)      | 5/19/2037 |                   |

**EVIAION REPORT**

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Affordable housing activity:
  - Provided Low and Moderate Income Housing funds to the Crossroads Project Area to implement the Housing Enhancement Loan Program (HELP).
- Public improvement activities:
  - Entered into a Cooperation Agreement with the City of San Diego to provide \$2 million for a portion of planned improvements to the North Chollas Community Park.

**JOBS INFORMATION**

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. . The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 0
- Jobs Lost: 0

**Crossroads Project Area***Redevelopment Division*

## General Information:

|                           |          |                               |          |
|---------------------------|----------|-------------------------------|----------|
| PROJECT AREA SIZE (ACRES) | 1,031    | REDEVELOPMENT PLAN TIME LIMIT | 6/6/2033 |
| COUNCIL DISTRICT          | 7        | INCURRING DEBT FINAL DATE     | 6/5/2023 |
| PLAN ADOPTION DATE        | 6/6/2003 | EMINENT DOMAIN TIME LIMIT     | 6/6/2015 |
| PLAN AMENDMENT DATE       | N/A      | REPAYMENT OF DEBT (YEAR)      | 6/5/2023 |

**BLIGHT ALLEVIATION REPORT**

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Housing rehabilitation activities:
  - The Crossroads Housing Enhancement Loan Program provided funding for eight (8) low- to moderate-income homes at 100% of Area Median Income or below, which the loans totaled \$119,750 with seven (7) funded enhancements completed.
- Public infrastructure activities:
  - Transferred \$340,000 of Crossroads tax increment funds to the City of San Diego for the reconstruction and landscaping of medians on El Cajon Boulevard. Funds will be used to replace substandard median curbs and the installation of landscaping and irrigation to assist in the elimination of physical blight inside the project area.
  - Distributed Request for Qualifications and Request for Proposals and interviewed four (4) development teams for the Chollas Triangle project.
- Planning and other related activities:
  - Applied for a California Department of Transportation grant to prepare a transportation concept plan for El Cajon Boulevard.

**JOBS INFORMATION**

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within the body of this report. . The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 26
- Jobs Lost: 0

**Gateway Center West Project Area***Southeastern Economic Development Corporation*

## General Information:

|                           |            |                               |            |
|---------------------------|------------|-------------------------------|------------|
| PROJECT AREA SIZE (ACRES) | 59         | REDEVELOPMENT PLAN TIME LIMIT | 11/17/2016 |
| COUNCIL DISTRICT          | 4          | INCURRING DEBT FINAL DATE     | 1/1/2004   |
| PLAN ADOPTION DATE        | 11/17/1976 | EMINENT DOMAIN TIME LIMIT     | 11/17/1982 |
| PLAN AMENDMENT DATE       | 1/20/1995  | REPAYMENT OF DEBT (YEAR)      | 11/17/2026 |

**BLIGHT ALLEVIATION REPORT**

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Construction began on an approximately 32,000 square foot office building with completion scheduled in Fiscal Year 2008.

**JOBS INFORMATION**

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 204
- Jobs Lost: 103

**Grantville Project Area***Redevelopment Division*

## General Information:

|                          |           |                               |           |
|--------------------------|-----------|-------------------------------|-----------|
| PROJECT AREASIZE (ACRES) | 970       | REDEVELOPMENT PLAN TIME LIMIT | 5/17/2035 |
| COUNCIL DISTRICT         | 7         | INCURRING DEBT FINAL DATE     | 5/16/2025 |
| PLAN ADOPTION DATE       | 5/17/2005 | EMINENT DOMAIN TIME LIMIT     | 5/17/2017 |
| PLAN AMENDMENT DATE      | N/A       | REPAYMENT OF DEBT (YEAR)      | 5/17/2050 |

**The County of San Diego and a property owner have requested that a court invalidate the Grantville Redevelopment adoption process and findings. The Redevelopment Project Area designation will remain in place unless it is invalidated by a court. A tentative trial date is set for Summer 2008.**

**BLIGHT ALLEVIATION REPORT**

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- The Redevelopment Agency authorized the expenditure of up to \$1.0 million of project area tax increment, as it becomes available for a storefront improvement program, contingent upon court validation of the adoption of the project area.
- The Redevelopment Agency authorized the expenditure of up to \$1.0 million of Low and Moderate Housing funds, as it becomes available for a housing rehabilitation loan program, contingent upon court validation of the adoption of the project area.

**JOBS INFORMATION**

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 0
- Jobs Lost: 0

## Horton Plaza Project Area

*Centre City Development Corporation*

### General Information:

|                           |           |                               |           |
|---------------------------|-----------|-------------------------------|-----------|
| PROJECT AREA SIZE (ACRES) | 41        | REDEVELOPMENT PLAN TIME LIMIT |           |
| COUNCIL DISTRICT          | 2         | INCURRING DEBT FINAL DATE     | 1/1/2004  |
| PLAN ADOPTION DATE        | 7/25/1972 | EMINENT DOMAIN TIME LIMIT     | Expired   |
| PLAN AMENDMENT DATE       | 4/7/2006  | REPAYMENT OF DEBT (YEAR)      | 7/25/2023 |

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Continued the rehabilitation of the historic Balboa Theatre. After numerous efforts over the past 18 years to privately renovate and reopen the Balboa Theatre, CCDC has committed to retaining this venue as a public asset and is restoring it under the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings. The Balboa Theatre opened in 1924 and hosted a traveling circus from 1924 through 1930, hosting nationally recognized vaudeville acts. Some of the biggest movie stars also appeared at the theatre, making it the centerpiece of local culture and entertainment. This unique iconic venue will again result in a vibrant San Diego treasure.
  - The \$26 million restoration efforts include the installation of the rigging systems, repair of the exterior plaster, ornamental painting of the audience chamber, ornate and gilded plaster grillwork in the ceiling and the rehabilitation of two waterfalls on either side of the stage, which will again be operational. The restoration includes making Balboa Theatre from a 1,500 seat theatre to a 1,300 seat theatre. Due to the theatre's design and finishes, it possesses excellent acoustical qualities for live, nonamplified performances. One of the unique performance-related design features an oversized orchestra pit that can accommodate 30 to 40 instruments.
  - San Diego Theatres Inc. was selected to manage the facility.
  - Balboa Theatre is scheduled to reopen in Fiscal Year 2008.
- Planning and other related activities:
  - Approved the funding to support the update of the Barrio Logan Community Plan. The funding, not to exceed \$1.5 million, will be used to support changes and upgrades to a community that interfaces directly with downtown. The new plan will be developed by the staff of the City of San Diego, City Planning and Community Investment.

## JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including,

but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within the body of this report. The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 76 (Construction Jobs)
- Jobs Lost: 0

**Linda Vista Project Area***Redevelopment Division*

## General Information:

|                           |            |                               |            |
|---------------------------|------------|-------------------------------|------------|
| PROJECT AREA SIZE (ACRES) | 12         | REDEVELOPMENT PLAN TIME LIMIT | 11/22/2012 |
| COUNCIL DISTRICT          | 6          | INCURRING DEBT FINAL DATE     | 1/1/2004   |
| PLAN ADOPTION DATE        | 11/22/1972 | EMINENT DOMAIN TIME LIMIT     | 11/22/1984 |
| PLAN AMENDMENT DATE       | 11/22/1999 | REPAYMENT OF DEBT (YEAR)      | 11/21/2022 |

**BLIGHT ALLEVIATION REPORT**

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Community enhancement activities:
  - A Request for Qualification (RFQ) was issued to seek qualified applicants for future development proposals for the Agency owned parcels.
- Residential rehabilitation activities:
  - The Redevelopment Agency provides a Housing Rehabilitation Loan program to residents of the community of Linda Vista, since there are no residential properties within the project area boundaries. The housing set-aside funds are administered by the San Diego Housing Commission, which provide assistance to qualified homeowners within the Linda Vista community.

**JOBS INFORMATION**

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include “any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities.” Additional information was provided within the body of this report. The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 0
- Jobs Lost: 0

**Mount Hope Project Area***Southeastern Economic Development Corporation*

## General Information:

|                           |            |                               |            |
|---------------------------|------------|-------------------------------|------------|
| PROJECT AREA SIZE (ACRES) | 210        | REDEVELOPMENT PLAN TIME LIMIT | 11/22/2022 |
| COUNCIL DISTRICT          | 4          | INCURRING DEBT FINAL DATE     |            |
| PLAN ADOPTION DATE        | 11/22/1982 | EMINENT DOMAIN TIME LIMIT     | 11/22/1994 |
| PLAN AMENDMENT DATE       | 11/22/1999 | REPAYMENT OF DEBT (YEAR)      | 11/22/2032 |

**BLIGHT ALLEVIATION REPORT**

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Public improvement activities:
  - Initiated the preparation of improvement plans for Phase II street improvements in the Mount Hope Redevelopment Project Area, which are proposed to include extension of the existing landscaped medians on Market Street and installation of street lights. Construction is scheduled in Fiscal Year 2008.
- Residential rehabilitation activities:
  - Provided four (4) residential rehabilitation grants totaling \$30,000 were funded to assist one (1) very low-income, two (2) low-income, and one (1) moderate-income homeowner.

**JOBS INFORMATION**

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 332
- Jobs Lost: 254

## Naval Training Center Project Area

### *Redevelopment Division*

#### General Information:

|                           |           |                               |           |
|---------------------------|-----------|-------------------------------|-----------|
| PROJECT AREA SIZE (ACRES) | 504       | REDEVELOPMENT PLAN TIME LIMIT | 5/13/2035 |
| COUNCIL DISTRICT          | F2        | INCURRING DEBT FINAL DATE     | 5/12/2024 |
| PLAN ADOPTION DATE        | 5/13/1997 | EMINENT DOMAIN TIME LIMIT     | 5/13/2016 |
| PLAN AMENDMENT DATE       | N/A       | REPAYMENT OF DEBT (YEAR)      | 5/13/2050 |

## BLIGHT ALLEVIATION REPORT

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Affordable housing activities:
  - The San Diego Youth and Community Services completed their eight (8) unit apartment complex on 35<sup>th</sup> Street for youth who have aged out of the foster care system. The Agency provided over one million dollars of NTC Low and Moderate Income Housing funds toward the purchase price of the property.
- Economic development activities:
  - The following are new business and other tenants in the project area: Sail Ho Golf Club Bar & Grill, Wine Steals, Trader Joe's, Starbucks, Coldstone Creamery, The Point Loma Board Room, Jean Isaacs San Diego Dance Theatre, Malashock Dance, San Diego Ballet, San Diego Watercolor Society, Visions Quilt Gallery, Walkabout International, ARTS: A Reason to Survive, Actors Alliance of San Diego, Expressive Arts Institute of San Diego, and KIT: Kids Included Together.
  - A new retail complex completed on Laning Road includes Oggi's Pizza & Brewing, Subway, Los Primos Mexican Food, and The Dinner Studio.
  - The 350 room hotel complex is under construction for the Hilton Homewood Suites and Courtyard by Marriott.
- Public improvement activities:
  - Phase 1 Construction of the NTC Park was completed in June 2007.
- Rehabilitation and renovation of historic properties:
  - Continued the elimination of blight including remediation of lead based paint and asbestos.
  - Renovation and rehabilitation of the Sail Ho Golf Course; the NTC Chapel; six (6) of the historic buildings in the Civic Arts and Culture area; as well as a number of historic buildings in the Liberty Station Marketplace were completed and occupied.

## JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its

activities.” Additional information was provided within the body of this report. The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 114
- Jobs Lost: 0

**North Bay Project Area***Redevelopment Division*

## General Information:

|                            |           |                               |           |
|----------------------------|-----------|-------------------------------|-----------|
| PROJECT AREA SIZE (ACRES)* | 1,360     | REDEVELOPMENT PLAN TIME LIMIT | 5/18/2029 |
| COUNCIL DISTRICT           | 2, 6      | INCURRING DEBT FINAL DATE     | 5/17/2018 |
| PLAN ADOPTION DATE         | 5/18/1998 | EMINENT DOMAIN TIME LIMIT     | 5/18/2010 |
| PLAN AMENDMENT DATE        | N/A       | REPAYMENT OF DEBT (YEAR)      | 5/18/2044 |

**BLIGHT ALLEVIATION REPORT**

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Affordable housing and other housing activities:
  - Completed the construction of the Morena Vista Transit Oriented Mixed Use project located at 5375 Napa Street, San Diego, CA 92107. The project includes 184 housing units of which sixteen (16) are affordable for families earning 80% area median income, 37,208 square feet of retail space, and an on-site Metropolitan Transit System parking and trolley platform.
  - Completed the construction of Veterans Village of San Diego (VVSD) Phase I, located at 4141 Pacific Highway, San Diego, CA 92107. The VVSD Phase I project provides 112 transitional housing treatment beds for homeless veterans. Phase I also includes a kitchen, dining area, and counseling center.
  - Started construction for Stella at Five Points located at 2015 Hancock Street, San Diego, CA 92107. This project will include eighty-five (85) residential condominiums including thirteen (13) affordable condominiums for families earning 100% AMI. The project is scheduled to be completed in Fiscal Year 2008.
- Community enhancement activities:
  - The Agency approved the First Implementation Agreement to the Site Improvement Assistance Agreement with the Peninsula YMCA. Under this agreement, the Agency is contributing \$575,000 to assist in the construction of a multi-purpose gymnasium. Construction improvements are expected to begin in Fiscal Year 2009.
  - The Agency approved \$4.35 million in funding for the Veterans Village of San Diego (VVSD). Phase II project will include an employment center and medical offices. The project is currently under construction and is scheduled to be completed in Fiscal Year 2009.
- Public improvement activities:
  - Completed the Old Town Transit Center Queue Jumper Project. The project was designed to improve the intersection of Rosecrans Street and Pacific Highway, which is frequently blocked by arriving and departing Trolley, Coaster, and Amtrak trains. This project reduces traffic congestion by allowing the existing

bus service to run more efficiently, reduces the back up of vehicular traffic on Rosecrans Street and improves the flow of traffic through the intersection.

- Approved \$30,000 to assist in funding the modification of a traffic signal on Morena Boulevard at Linda Vista Road. The modification will improve the traffic flow and reduce the number of collisions in the area. The modification work is expected to be completed in early Fiscal Year 2008.

## JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 56
- Jobs Lost: 0

**North Park Project Area***Redevelopment Division*

## General Information:

|                           |          |                               |          |
|---------------------------|----------|-------------------------------|----------|
| PROJECT AREA SIZE (ACRES) | 555      | REDEVELOPMENT PLAN TIME LIMIT | 3/4/2028 |
| COUNCIL DISTRICT          | 3        | INCURRING DEBT FINAL DATE     | 3/4/2017 |
| PLAN ADOPTION DATE        | 3/4/1997 | EMINENT DOMAIN TIME LIMIT     | 3/4/2009 |
| PLAN AMENDMENT DATE       | N/A      | REPAYMENT OF DEBT (YEAR)      | 3/4/2043 |

**BLIGHT ALLEVIATION REPORT**

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Affordable housing activities:
  - Construction of 224 condominiums, including forty-five (45) units of affordable to median income households, and 15,600 square feet of commercial space at 3950 Ohio Street, San Diego, CA 92104 was completed in September 2006.
  - Construction of ninety-four (94) rental apartments for very low-income seniors, fourteen (14) town homes for purchase by moderate-income households, and 6,000 square feet of commercial space at 30<sup>th</sup> Street and El Cajon Boulevard, San Diego, CA 92104 was completed in May 2007.
  - Reviewed the Boulevard Apartments project at 3137 El Cajon Boulevard, San Diego, CA 92104, which will consist of twenty-four (24) units for very low-income families who were formerly homeless or at risk of being homeless.
- Economic development activities:
  - Marketed the North Park Project Area as a viable place to start and expand businesses.
- Public infrastructure improvements:
  - Review of streetscape improvements along 29<sup>th</sup> Street from University Avenue to North Park Way; along North Park Way from 29<sup>th</sup> Street to Utah Street, and along Utah Street from University Avenue to Landis Street.
  - Review of a proposal to commit funds for a public art project at the North Park Parking Garage at 29<sup>th</sup> Street and North Park Way.

**JOBS INFORMATION**

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 0
- Jobs Lost: 0

**San Ysidro Project Area***Redevelopment Division*

## General Information:

|                           |           |                               |           |
|---------------------------|-----------|-------------------------------|-----------|
| PROJECT AREA SIZE (ACRES) | 766       | REDEVELOPMENT PLAN TIME LIMIT | 4/16/2027 |
| COUNCIL DISTRICT          | #8        | INCURRING DEBT FINAL DATE     | 4/16/2016 |
| PLAN ADOPTION DATE        | 4/16/1996 | EMINENT DOMAIN TIME LIMIT     | 4/16/2008 |
| PLAN AMENDMENT DATE       | N/A       | REPAYMENT OF DEBT (YEAR)      | 4/16/2042 |

**BLIGHT ALLEVIATION REPORT**

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include “a description of the agency’s progress, including specific actions and expenditures in alleviating blight in the previous fiscal year.” The following actions were taken to alleviate blight during the previous fiscal year:

- Affordable housing activities:
  - Entered into an Owner Participation Agreement (OPA) with SYEP Associates for the development of the El Pedregal Family Apartments, which shall consist of forty-five (45) affordable rental units on approximately 2.2-acres of vacant land located at the northeast corner of West San Ysidro Boulevard and Averil Street. The residential units shall be made available for households earning 30% to 60% of the area median income.
  - Entered into an Owner Participation Agreement (OPA) with the Chelsea Investment Corporation for the development of the Verbena Project, which shall consist of eighty (80) affordable rental units on an approximately 6.8-acre site located at 3774 Beyer Boulevard. The residential units shall be made available for households earning 30% to 60% of the area median income.
  - Entered into an Exclusive Negotiation Agreement (ENA) with Ito, Girard, & Associates for the Casas Ochoa Project, a proposed development of 60 for-sale town home units on approximately 2.19-acres of vacant land located at the southwest corner of Cypress Drive and Seaward Street. The residential units shall be made available for households earning 100% to 140% of the area median income.
  - Entered into a \$200,000 Consultant Services Agreement with Casa Familiar, Inc. to provide services that benefit the goals and objectives of the San Ysidro Redevelopment Plan for implementation of various affordable housing and revitalization projects and programs, including Abuelito's Housing, the Living Rooms at the Border, site identification for infill housing development, and administration of the Affordable Housing Overlay Zone.
- Economic development activities:
  - Facilitated the transfer of title of three parcels (Parcel A, B, & C) to the ownership of the Shops at the Las Americas. The result was a re-assessment of property values, and an increase of property tax increment revenues.
- Public infrastructure improvement activities:

- Approved \$300,000 for the design and installation of fifty (50) double acorn and cobra lights within designated commercial corridors of the project area.
- Approved \$600,000 for the design and construction of sidewalks, curbs, landscaping, fencing, and sidewalk furniture within designated commercial and residential corridors of the project area.
- Public facility activities:
  - Authorized \$75,000 grant to the San Ysidro Health Clinic (SYHC) to fund pre-development costs associated with the SYHC Expansion and Rehabilitation Project. The Project shall consist of a new 10,000-sf state of the art facility to house a Maternal and Child Health Care Center at SYHC's existing location at 4004 Beyer Boulevard.
- Residential rehabilitation activities:
  - Entered into a Rehabilitation Assistance Agreement with the Urban Corps of San Diego for rehabilitation work for homes occupied by low- to moderate-income households in San Ysidro. The Agreement authorizes up to \$50,000 in funding for rehabilitation services, such as weatherization, minor rehabilitation, and minor home security improvements.

## JOBS INFORMATION

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 0
- Jobs Lost: 0

**Southcrest Project Area***Southeastern Economic Development Corporation*

## General Information:

|                           |            |                               |           |
|---------------------------|------------|-------------------------------|-----------|
| PROJECT AREA SIZE (ACRES) | 301        | REDEVELOPMENT PLAN TIME LIMIT | 4/14/2026 |
| COUNCIL DISTRICT          | 4, 8       | INCURRING DEBT FINAL DATE     |           |
| PLAN ADOPTION DATE        | 4/14/1986  | EMINENT DOMAIN TIME LIMIT     | 4/14/1998 |
| PLAN AMENDMENT DATE       | 11/28/1994 | REPAYMENT OF DEBT (YEAR)      | 4/14/2036 |

**BLIGHT ALLEVIATION REPORT**

California Redevelopment Law under Section 33080.1(d) requires that the Annual Report include "a description of the agency's progress, including specific actions and expenditures in alleviating blight in the previous fiscal year." The following actions were taken to alleviate blight during the previous fiscal year:

- Housing related activities:
  - Approximately two-thirds of the 110-unit Legacy Walk residential project has been sold.
  - Completed Alpha Street Construction Phase II (36th Street through 38th Street) concurrently with development of Southcrest Park Estates Phase II residential project (62 homes).
- Residential rehabilitation activities:
  - Funded five (5) rehabilitation projects and completed four (4) projects utilizing \$30,000 in program funds. The completed rehabilitations assisted three (3) very low-income, and one (1) lower-income homeowner.

**JOBS INFORMATION**

California Redevelopment Law under Section 33080.1(g) requires that the Annual Report include "any other information that the agency believes useful to explain its programs, including, but not limited to, the number of jobs created and lost in the previous fiscal year as a result of its activities." Additional information was provided within the body of this report. The following were the jobs created or lost within the project area during the fiscal year:

- Jobs Created: 115
- Jobs Lost: 141

**ANNUAL FINANCIAL AUDIT REPORT**

The Redevelopment Agency of the City of San Diego, Annual Financial Report for fiscal year ending June 30, 2007 (Audit) has not been completed as of the preparation and submission of this report. The final report of the audit will be provided to the City Council within 30 days of receipt. The audit is scheduled to be completed in the near future, which will include an examination of, and opinion on, the financial statements of the agency for the operations and financial position of the agency, including all financial activities with moneys required to be held in a separate Low and Moderate Income Housing Fund pursuant to Section 33334.3. The audit will be conducted in accordance with generally accepted auditing standards and rules governing audit reports issued by the State Board of Accountancy. The audit report will also include an opinion of the Agency's compliance with laws, regulations, and administrative requirements governing the activities of the Agency.

**Appendices**

Attachment 1 – California Department of Housing and Community  
Development Report  
(Printed Version of Electronic Submission)

Attachment 2 – Redevelopment Agency Property Report